



Kendal

£135,000

15 Well Ings

Kendal

Cumbria

LA9 5LN

A well proportioned two double bedroom end terraced house that stands on a good plot with good sized gardens and a Westley aspect. The property benefits from gas central and UPVC double glazing but is now ready for the new owners to improve and update in order to create a home to suit their own needs and tastes.

The property is ideally located for Ghyllside primary school and is within walking distance of the town. There is no upward chain and early possession is available - making this an ideal home for the first time buyer or investor purchaser - the next step is to view.

Property Ref: K6059





Living Room



Bedroom 1



Bedroom 2

Description A traditional end of terraced property that stands on a generous plot with mature planted gardens and westerly views across the town. The layout is easy to manage with a good living room and dining kitchen on the ground floor and two double bedrooms and bathroom on the first floor. UPVC double glazing and gas central heating are installed. There is to be no upward chain and early possession is available.

Location The property can be found by turning off Gillinggate onto Kirkbarrow, at the first mini roundabout take the third turning on your right onto Greengate Lane, follow the road up taking the second left into Well Ings pass the open green and number 15 can then be found on your left.

Accommodation (with approximate dimensions)
Ground Floor

Hallway with staircase to the first floor.

Living Room 12' 5" x 11' 9" (3.79m x 3.60m) a pleasant room with double glazed window to the front garden. Attractive stone fireplace with timber mantle, slate hearth and open fire. Two fireside alcoves, one with original fitted drawers. Radiator and under stairs storage cupboard with shelving and uPVC double glazed window.

Kitchen 8' 3" x 8' 2" (2.53m x 2.51m) fitted with a range of wall and base units with complimentary work surfaces and breakfast bar, inset single drainer stainless steel sink. Kitchen appliances include a Neff oven, a four ring gas hob and washing machine. Worcester gas boiler, radiator and UPVC double glazed window looking out to the rear garden. Door to covered porch and outside WC.



Kitchen

First Floor

Landing with access to the loft. UPVC double glazed window.

Bedroom 1 (front) 15' 0" x 10' 8" (4.58 maxm x 3.27m) a good double room with pretty cast iron feature fireplace, a cupboard with useful shelving and rail, radiator and UPVC double glazed window.

Bedroom 2 (rear) 10' 0" x 8' 5" (3.06m x 2.59m) enjoying an aspect across the town to Kendal Castle and Benson Knott. UPVC double glazed window and radiator.

Bathroom a three piece suite comprises; panel bath, wash hand basin and W/C. Tiled splash backs and mirrored medicine cabinet, radiator and UPVC double glazed window.

Outside The property has the benefit of good sized gardens to the front, side and rear with mature hedge screens and being planted with a wide variety of mature colourful plants and shrubs providing colour all year round.

Services mains gas, mains electricity, mains water and mains drainage.

Council Tax South Lakeland District Council - Band A

Viewings Strictly by appointment with Hackney & Leigh Kendal Office.

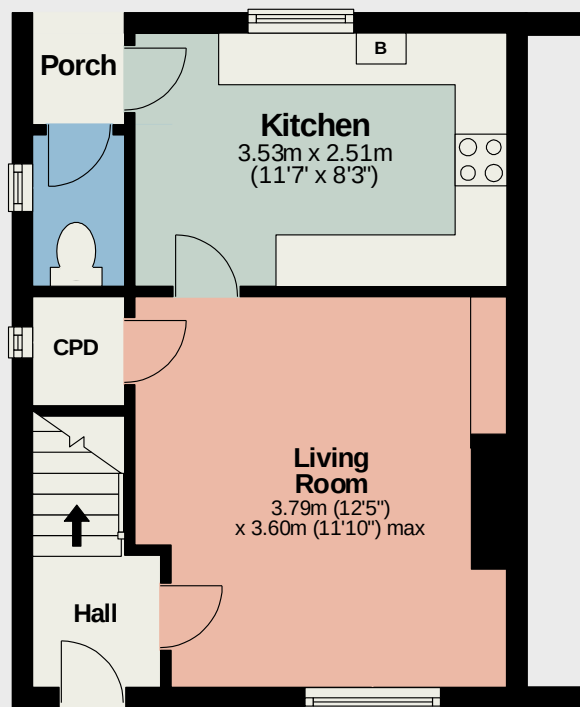
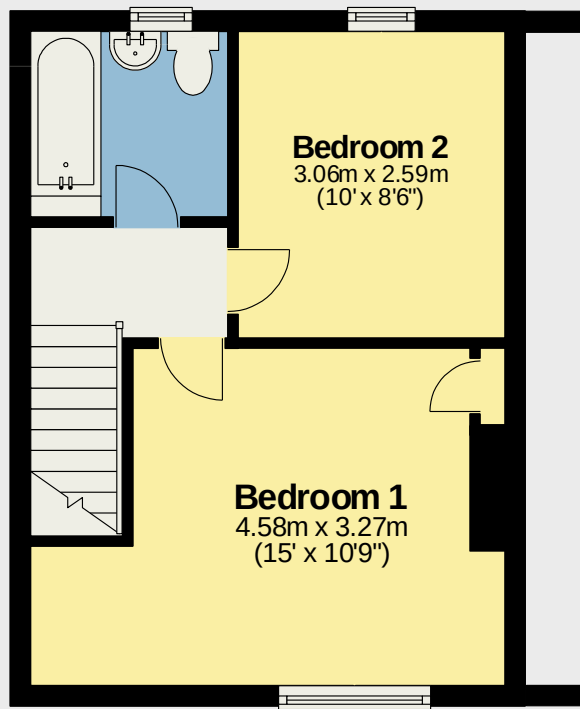
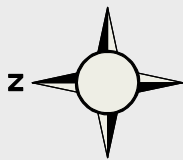
Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



Rear Garden



Bedroom 2



Total area: approx. 57.8 sq. metres (621.8 sq. feet)

For illustrative purposes only. Not to scale. REF K6059

A thought from the owners...This is a lovely warm and bright home, which enjoys full sun all day on the front of the house and magnificent views of Kendal castle and its surrounding hills at its rear.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.